

June 14, 2002

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

UPDATE ON CARSON REDEVELOPMENT PLAN FOR PROJECT AREA NO. 4 (SECOND DISTRICT)

On June 5, 2002, this office informed your Board via memorandum of our initial concerns regarding certain properties in the proposed Redevelopment Plan for Project Area No. 4 in the City of Carson that appeared not to meet blighting conditions consistent with Community Redevelopment Law (CRL). On June 10, 2002, this office and City staff met to discuss County concerns and review additional blight information not previously available.

As a result of these discussions, the City of Carson has agreed to recommend that their City Council and Redevelopment Agency exclude property with an assessed value of over \$126 million from the project area; the County General Fund is estimated to save approximately \$9 to \$11 million over the 45-year term of the project. With the exclusion of the agreed upon property, this office believes the proposed redevelopment project area is generally consistent with CRL, and we do not recommend any further action. The Public Hearing on this project is scheduled for June 18, 2002 (we should note that failure to voice opposition at the hearing may preclude the County from legally challenging the proposed project area at a later date).

We also want to take this opportunity to thank City of Carson City Manager, Jerome G. Groomes; Redevelopment Manager, Margarita Cruz; and their staff for their collaborative and cooperative posture throughout this effort, and their consistent willingness to hear and respond constructively to our concerns. We believe the resulting project serves the interests of both the City and County.

If you have any questions, please call me, or your staff may call Jerry Ramirez of my office at (213) 974-4282.

DEJ:LS
MKZ:JR:bjs

c: County Counsel
Auditor-Controller
Jerome G. Groomes, City Manager, City of Carson
Margarita Cruz, Redevelopment Manager, City of Carson